



LAW BOOK

Sunil Tyagi

My sister-in-law is desirous of gifting me a property which she will inherit from her mother on her death. She wants to execute a deed of gift in my favour in respect of the said property. Can she do it?

- Kumkum Jha

A person cannot make a valid gift of a property that he/she does not own at the time of execution of gift deed. Thus, your sister-in-law cannot execute a valid gift deed in your favour until she inherits and becomes the owner of such property.

My brother-in-law is an NRI. He lives in Canada but is interested in buying a residential property in India and has been exploring various options in Delhi. Is he required to take RBI's prior permission before buying the same?

- Sailesh Sharma

An NRI has general permission of Reserve Bank of India's (RBI) for buying a residential property. Therefore, your brother-in-law can buy the residential property without seeking RBI permission.

I am an 82-year-old senior citizen. I live alone as my wife expired a few years ago and my only son lives abroad. I have a few self-acquired immovable properties for which I want to execute a will. Can a will be registered in case of immovable



■ **A joint owner of a flat is legally entitled to gift her**

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property located anywhere in Delhi in any of the sub-registrar offices of Delhi?

- Rekha Gupta

A will may be presented for registration generally in the office of the sub-registrar in whose sub-district the executor resides.

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